

Transit-Oriented Development TOD



Smart Growth / Smart Energy Toolkit



What is Transit-Oriented Development (TOD)?

Mixed-use, higher density, pedestrian friendly development within 1/4 to 1/2 mile, or a 5-7 minute walk from a transit station.



Characteristics of Transit-Oriented Development

- **A mix of uses;**
- **Moderate to high density ;**
- **Pedestrian orientation/connectivity;**
- **Transportation choices;**
- **Reduced parking;**
- **High quality design.**

Reasons to Pursue TOD

- **Encourage smart growth development;**
- **Decrease cost of municipal services;**
- **Improve tax base;**
- **Improve environmental quality;**
- **Broaden transit financing options;**

Factors that Support TOD



- **Strong market conditions;**
- **Regional commitment to transit;**
- **Strong and respected local leadership;**
- **Supportive policies and tools.**

TOD - Supportive Policies/Tools

- **Station area plans;**
- **Higher density, mixed use zoning;**
- **Density bonuses;**
- **Reduced parking requirements;**
- **Design standards/guidelines;**
- **Pedestrian amenities;**
- **Public investment policies.**

Hartford Station Area Plan



**Design Elements at the Concord
Center Commuter Rail Station,
including pedestrian walkway.**



Transit-Oriented Streetscape Improvements



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Transit-Oriented Development

Who benefits from linking transit and development?

- **Residents;**
- **Property owners;**
- **Municipal governments;**
- **Transit agency;**
- **Developers.**

Types of Transit-Oriented Development

- **Joint development and air rights;**
- **Co-development;**
- **Transit-responsive development;**
- **Reinvestment and redevelopment.**

Joint Development and Air Rights

- **Almost always uses station site or air rights;**
- **Transit agency an active partner;**
- **Potential for shared construction;**
- **Operation/Management of station may be combined.**

Examples of Joint Development



**Kendall Square Marriott
and T Station**



Copley Place, Boston

Co-Development

- **Usually involves sites adjacent to stations;**
- **Involves cooperation for mutual benefit;**
- **Potential to coordinate design and construction of development and station.**

Examples of Co-Development



Alewife Station area



Davis Square



Roxbury Community College

Transit-Responsive Development

- **Located within walking distance of station;**
- **Transit enhances viability of existing sites;**
- **Transit agency not directly involved in development.**

Examples of Transit-Responsive Development



Canton, MA Condominiums at Station



Ballardvale Station, Andover



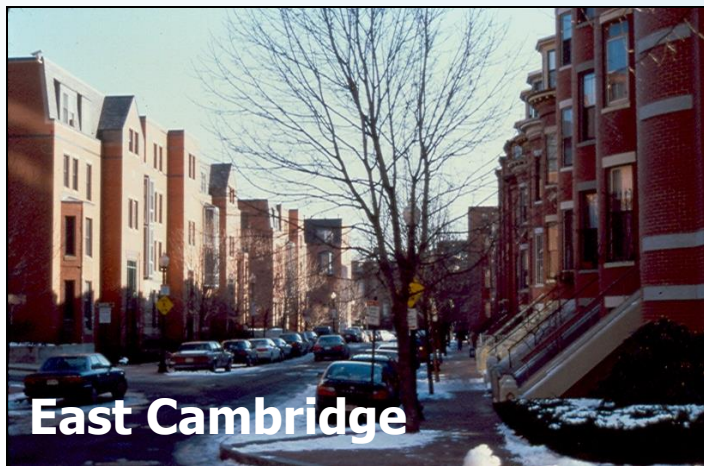
Concord Center - Housing and Retail

Reinvestment and Redevelopment

Transit can:

- stabilize property values;
- encourage investment in existing properties;
- lead to increases in property values with moderate investment.

Examples of Reinvestment and Redevelopment



Transit Oriented Development – Creating a Sustainable Tomorrow



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Transit-Oriented Development

USEFUL LINKS:

<http://www.nctr.usf.edu/pdf/473-135.pdf> National Center for Transit Research, University of South Florida - Building Transit Oriented Development in Established Communities

http://gulliver.trb.org/publications/tcrp/tcrp_lrd_12.pdf The Transit Cooperative Research Program - The Zoning and Real Estate Implications of Transit-Oriented Development

http://trb.org/news/blurbs_detail.asp?id=2594 Transportation Research Board of the National Academies - The Role of Transit in Creating Livable Metropolitan Communities

http://gulliver.trb.org/publications/tcrp/tcrp_rrd_52.pdf Transit-Oriented Development and Joint Development in the United States: A Literature Review

USEFUL LINKS:

http://www.apta.com/research/info/briefings/briefing_8.cfm
American Public Transportation Association - Transit Resource Guide

<http://www.vtpi.org/tdm/tdm45.htm> Victoria Transport Policy
Institute - Using Public Transit to Create More Accessible and Livable
Neighborhoods

www.crcog.org/publications/CommDevDocs/TCSP/Ch05_Technical_TOD.pdf
Capital Region Council of Governments -Transit-Oriented
Development – Detailed Technical Analysis

www.mrsc.org/Subjects/Transpo/transitdev.aspx
Municipal Research and Services Center for Washington – Transit
Oriented Development - a list of resources